

# CITY PLANNING COMMISSION

## PRELIMINARY AGENDA

DATE: Thursday, March 19, 2015

TIME: 8:30 a.m.

PLACE: City Hall Council Chambers  
107 North Nevada Avenue  
Colorado Springs, CO 80903

NOTE: ITEMS WILL NOT BE HEARD IN THE SEQUENCE LISTED BELOW. The hearing order will be finalized approximately five (5) business days prior to the hearing date and available online at: <http://www.springsgov.com/Agendas.aspx?SectionID=-1&CCBID=1>.  
If you have questions, please contact the City of Colorado Springs Land Use Review Division at (719) 385-5356 and reference the file number listed below.

<p><b>FILE NO.:</b> CPC ZC 14-00141 CPC CP 13-00108-A1MN14 CPC DP 14-00143 (Quasi-Judicial)</p> <p><b>PARCEL NOS.:</b> 6324401082</p> <p><b>PLANNER:</b> Lonna Thelen</p>	<p>A request by Vedula Residential on behalf of Barnes Center Inc. for approval of the following development applications:</p> <ol style="list-style-type: none"><li>1. A zone change to rezone the property from A/AO (Agriculture with Airport Overlay) to R-5/AO (Multi-Family with Airport Overlay).</li><li>2. A concept plan amendment to change the alignment of Integrity Center Point, change the configuration of the lots, and add open space and a drainage tract.</li><li>3. A development plan for a 272 unit apartment complex.</li></ol> <p>The subject property consists of 14.43 acres and is located Northwest of Barnes and Powers along Integrity Center Point.</p>
<p><b>FILE NO.:</b> CPC CU 14-00148 (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6318305065</p> <p><b>PLANNER:</b> Lonna Thelen</p>	<p>A request by NES, Inc. on behalf of Pueblo Bank and Trust and Pannunzio Inc., for a conditional use to allow multi-family in a PBC (Planned Business Center) zone district for Creekside at Rockrimmon. The property is zoned PBC/CR/HS/SS (Planned Business Center with Conditions of Record with Hillside and Streamside overlay).</p> <p>The property consists of 4.92 acres, and is located at 52 &amp; 112 Heavy Stone View.</p>

<p><b>FILE NO.:</b> CPC PUP 09-00017-A3MN14 CPC PUZ 15-00010 (Quasi-Judicial)</p> <p><b>PARCEL NO.:</b> 6207200018, 6207200029</p> <p><b>PLANNER:</b> Katie Carleo</p>	<p>A request by Executive Consulting Engineers Inc., on behalf of Randy Scholl, and Northgate Properties LLC for approval of the following development applications:</p> <ol style="list-style-type: none"> <li>1. A minor amendment to the Copper Ridge at Northgate Concept Plan. The amendment joins previously approved Shops at Colorado Grand Hotel Concept Plan and Copper Ridge Concept Plan into one cohesive plan renamed Polaris Pointe at Northgate. The site consists of 199 acres located Southwest of Northgate Blvd. and Voyager Pkwy.</li> <li>2. A change of zoning from PUD/PBC/ A (Planned Unit Development, Planned Business Center, Agriculture) to PUD (Planned Unit Development) commercial development with 65 foot maximum building height. This zone change is purposed to establish a cohesive zone throughout associated concept plan. The site consists of 15.42 acres located Southwest of Northgate Blvd. and Bass Pro Drive.</li> </ol>
<p><b>FILE NO.:</b> CPC MP 06-00219-A4MN14 CPC PUZ 14-00153 CPC PUD 14-00157 (Quasi-Judicial)</p> <p><b>PARCEL NOS.:</b> 6209300007</p> <p><b>PLANNER:</b> Meggan Herington</p>	<p>A request by NES, Inc. on Behalf of Pulpit Rock Investments, LLC for approval of the following development applications:</p> <ol style="list-style-type: none"> <li>1. A minor amendment to the Flying Horse Master Plan. The amendment will convert the land use of Parcel #36 from Office to Residential 3.5 – 7.99 dwelling units per acre. The amendment will also remove the designation of a future traffic signal at the intersection of Diamond Rock Road and North Gate Boulevard.</li> <li>2. A rezoning of 10.5 acres from A (Agricultural) to PUD (Planned Unit Development; Residential, 3.5 – 7.99 dwelling units per acre, 30 foot maximum building height).</li> <li>3. The Flying Horse Parcel #36 Molise Development Plan. The development plan illustrates 40 new residential lots for single-family attached units (duplexes) at an overall density of 3.8 dwelling units per acre with landscape tracts and public roads.</li> </ol> <p>The property consists of 10.5 acres and is located at the southeast corner of Ravenswood Drive and Flying Horse Club Drive.</p>
<p><b>FILE NO.:</b> CPC PUZ 14-00151 CPC PUD 14-00152 (Quasi-Judicial)</p> <p><b>PARCEL NOS.:</b> 6303406009</p> <p><b>PLANNER:</b> Meggan Herington</p>	<p>A request by Classic Consulting Engineers on behalf of Matt Craddock for approval of the following development applications:</p> <ol style="list-style-type: none"> <li>1. A rezone from PIP-1 (Planned Industrial Park) to PUD (Planned Unit Development: Single-family residential, attached, 5.5 dwelling units per acre, 35 foot maximum building height).</li> <li>2. The Lexington Crossing at Briargate Development Plan. The Development Plan illustrates 40 new residential lots for single-family attached units (duplexes) with public roads and landscape tracts.</li> </ol> <p>The property consists of 7.21 acres and is located North of Lexington Drive, West of Bordeaux and South of Meadow Ridge Drive.</p>

**FILE NO.:**  
CPC MP 04-00012-A1MJ15  
(Legislative)

**PLANNER:**  
Peter Wysocki

A request for approval of an amendment to the Gold Hill Mesa Urban Renewal Plan to exclude the commercially-designated properties from the existing Gold Hill Mesa Urban Renewal Area and establish a separate Gold Hill Mesa Commercial Urban Renewal Plan Area for the commercially-designated properties.

The property consists of approximately 70 acres, and is generally located South of Highway 24 and East of 21st Street.